

TO HAVE AND TO HOLD, The said lands and appurtenances unto the said party of the second part, its successors and assigns, forever, free and clear of all liens, charges and incumbrances, upon the conditions and subject to the reservations aforesaid.

The said party of the first part for itself and its successors, covenants and agrees to and with the said party of the second part, its successors and assigns, that it is lawfully seized of all and singular the above granted and described premises and has good right and lawful authority to grant, bargain, sell and convey the same in the manner aforesaid, and that the same are free from all incumbrances; and the above bargained and granted lands and premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, the said party of the first will WARRANT AND DEFEND.

But it is mutually covenanted and agreed by and between the parties hereto that in the event title shall fail to any portion of the said premises, or in the event that the said party of the second part, its successors or assigns, shall be dispossessed of the said premises, or any portion thereof, under a title paramount to that conveyed by these presents, the said party of the first part shall be liable to the said party of the second part in the sum of six dollars (\$6.00) per acre, with interest at the rate of five (5) per cent. per annum and no more, on account of such partial failure of title and partial breach of the foregoing covenants.

IN WITNESS WHEREOF, The party of the first part has caused these presents to be sealed with its corporate seal and signed by its President, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

F.H. Ford (Corporate Seal)
E.W. Costello (\$3.00 documentary stamp cancelled R.H.R. 12/11/14)

NORTHERN PACIFIC RAILWAY COMPANY
By Jule M. Hannaford President.
Attest: R.H. Relf Assistant Secretary.

State of Minnesota }
County of Ramsey } ss.

On this 12th day of September A.D. 1914, before me personally appeared JULE M. HANNAFORD to me known to be the President of the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(Notarial Seal)

W. J. Brown
Notary Public, Ramsey County, Minnesota.

Filed for record by J.R. Peetz on Jan. 6, 1915 at 10:30 A.M.

H. Swisher
Co. Auditor.